

2. PLANNING DIRECTIONS: 2001 GOALS AND OBJECTIVES

A VISION FOR ENSURING THE FUTURE WHILE PRESERVING OUR PAST

2.1 MISSION STATEMENT

2.1.1 Mission Statement

The mission of our planning efforts is to provide a vision for physical development that will allow Lexington-Fayette County to grow and prosper, promoting economic development and viable job development, while preserving the quality of life that makes it a desirable place to work and live, and protecting and enhancing existing neighborhoods, downtown, and the rural Bluegrass cultural landscape.

2.1.2 A Vision of Lexington-Fayette County

As the urban center of the Bluegrass region, our County's vision is closely linked to what has been described as an ideal pattern of land use and urban design within its metropolitan regional setting.¹ Lexington, as a compact urban center, is surrounded by one of the world's most beautiful rural landscapes and is rimmed by relatively compact smaller communities, each with its own distinctive character.

Lexington-Fayette County itself is a collection of diverse neighborhoods with individual identities and characteristics. They are the building blocks of community throughout urban and rural areas. It is through these neighborhoods that Lexingtonians experience our "quality of life" on a daily basis. Each neighborhood has current and future value for our County; and all neighborhoods should be healthy, vibrant, desirable places to live.

The challenge of planning efforts will be how to sustain this extraordinary development pattern, while preserving and enhancing the built environment and maintaining a high quality of life for our current and future residents. The following are the major plan themes:

Developing a greenspace system, with open space, facilities and amenities, which serves all citizens and helps create a sense of community.

Preserving horse farms and the rural Bluegrass landscape by balancing agricultural and urban area needs in a manner that maintains a viable economy, while retaining the strong sense of place that is Lexington and the Bluegrass.

Enabling the creation, growth and retention of jobs that promote a strong, progressive and diversified urban and rural economy.

Promoting the downtown as a central focal point for commercial, office, governmental and cultural activities for the Bluegrass region, with attendant residential uses maintained, enhanced and increased.

Preserving, protecting, and maintaining existing residential neighborhoods in a manner that ensures stability and the highest quality of life for all residents.

Ensuring the availability of well designed, affordable housing opportunities in an aesthetically satisfying environment, including housing opportunities in all price ranges, to meet the needs of all citizens.

Providing infrastructure improvements to fully serve existing developments, to accommodate current growth, to plan for long-term future urban needs, and to enhance the high quality of life in Lexington.

¹ The pattern of development in the Bluegrass is remarkably similar to English planner Ebenezer Howard's 1893 vision of an ideal city, and more recently set forth in the British Town and Country Planning Act of 1947.

2.1.3 Comprehensive Planning Process

Comprehensive planning is a systematic and continuing appraisal of the Urban County Government's opportunities with the purpose of guiding and coordinating public and private actions to produce an improved pattern of urban development. Lexington's Comprehensive Plan reflects the best thinking of the Urban County Government and its citizens about these development opportunities and its overall development policy at a current point in the planning process. This process is a continuing program of study, discussion, coordination, and direct action intended to provide perspective and understanding to both long-range and short-range decision making. This is an open-ended process that must be responsive to changing conditions. This twenty-year plan is reviewed, re-evaluated and amended every five years to assure the continuing relevance of the goals and objectives.

City planning is comprehensive in at least three ways. First, it involves both the short and the long range in terms of time. Second, though centered on physical development and guidance of physical change and impact, the comprehensive plan must give appropriate weight to social and economic factors. Third, though primarily a guide for local action, there must be careful consideration of regional implications.

While traditional comprehensive planning attempts to understand our County as an urban and rural system and assess how the system works, this *Plan Update* also attempts to incorporate elements of strategic planning, wherein achievable objectives over the first five years of the plan are identified under the plan implementation section. In short, within the plan's long-range framework, this *Plan Update* will incorporate certain strategic planning concepts that blend the best aspects of traditional planning and strategic action-oriented planning.



2.2 GOALS AND OBJECTIVES

2.2.1 Goals Statement Introduction

The vision of Lexington-Fayette County is directly related to the goals for the County. The goals create a vision of the physical development and quality of life our County hopes to achieve. While each goal is a worthwhile statement of purpose, they are meant to be viewed together as a systematic approach to making Lexington-Fayette County an even better community. The goals are further clarified through a series of objectives or specific means of action to accomplish this agreed upon Lexington-Fayette County vision.

In order to assure that the intent of the Comprehensive Plan is followed, recommendations on proposed land use or other plan elements should be based upon this Plan in its entirety: the Goals, the Objectives, the Land Use Plan, the Transportation Plan, the Community Facilities Plan and Plan Implementation Strategies. Individual elements of this *Plan Update* should not be consulted exclusively. Accordingly, the Goals and Objectives should be viewed comprehensively. Efforts have been made to minimize the repetition of objectives under multiple goals, placing the Objective only under the most relevant Goal. Utilization of these Goals and Objectives in future land use planning decision should reflect the entire breadth of the Goals and Objectives as a whole.

The Comprehensive Plan, is the single formal document in which major development goals, objectives, and plan elements are brought together and coordinated. The following Goals and Objectives frequently refer to land use development concepts and functional planning areas for

Lexington-Fayette County. Utilized in conjunction with other goals, objectives and plan elements, they shape land use decision-making and guide future development. However, the Goals and Objectives are not intended to dictate specific land uses and zoning categories. See the Glossary for definitions.



PLANNING PROCESS AND REGION

Goal #1: PROVIDE PLANNING PROCESSES WHICH ENABLE WIDE SPREAD CITIZEN PARTICIPATION AND BENEFIT LEXINGTON-FAYETTE COUNTY

Objectives:

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| A. Provide an ethically sound decision-making environment for planning and zoning; ensure that the planning process is open and accessible, efficient and effective. | C. Provide a range of opportunities for citizens to participate in the shaping of governmental decisions, policies and programs affecting their lives. |
| B. Encourage active citizen participation in planning processes; consider alternative formats for public input and other avenues for communication to ensure a well-informed public. | D. Work with citizen-based neighborhood organizations which encourage and enable neighborhood self-management and improvement. |

Goal #2: PROMOTE REGIONAL PLANNING AND COORDINATION THROUGHOUT THE INNER BLUEGRASS REGION

Objectives:

- A. Promote cooperation among local planning commissions, local governments, and the Regional Planning Council, including sharing information and data bases and increasing awareness of regional planning, environmental issues and alternative growth management techniques.
- B. Develop and adopt a regional plan with local land use policies that enhance the positive aspects of growth for the region; encourage more efficient use of urban land; maintain identities of individual communities; and preserve the agricultural core, the natural resources and the cultural landscape of the Bluegrass Region.
- C. Study alternative organizational structures for regional land use and transportation planning efforts into the future.
- D. Pursue intergovernmental planning processes and integrated land use, transportation, sanitary sewers, and stormwater planning of potential development along each of Fayette County's borders and the radial arterial road corridors connecting adjacent counties with Lexington.
- E. Study a diverse range of transportation improvements to meet long range inter-county transportation needs, linking transportation proposals with growth management controls to ensure efficient traffic movement and responsible planning.
- F. Encourage intergovernmental regional planning processes for the development of parks, greenspace, and greenways, including bikeway opportunities.
- G. Pursue greater planning, cooperation, and coordination with entities of state and federal government to ensure that governmental land uses not subject to local zoning control do not unduly burden Urban County Government infrastructure or adversely impact land uses in the general vicinity.

ENVIRONMENTAL FRAMEWORK**Goal #3: PROMOTE LAND USES WHICH ARE SENSITIVE TO THE NATURAL AND BUILT ENVIRONMENT****Objectives:**

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| A. Protect and secure rural open space and scenic vistas, particularly in environmentally sensitive and physically unique areas. | F. Utilize available natural and built resource inventories and environmental impact analyses to help determine land use plans. |
| B. Promote design quality, compatibility and preservation of existing significant structures and areas. | G. Ensure that the proper facilities and structures are employed to accommodate surface drainage in a manner that recognizes their effects on underground drainage and that is consistent with the desire to improve water quality. |
| C. Monitor and minimize air, water, visual, noise and artificial light pollution. | H. Strengthen street design and current landscape regulations to enhance the visual quality, improve screening and buffering along urban service area corridors, and to promote compatible land use relationships. |
| D. Protect or promote proper utilization and maintenance of natural areas and resources and their biodiversity. | I. Protect all parts of the County from toxic or potentially toxic emissions; consider existing emission levels in the siting of new industrial companies in Lexington; and ensure that no one geographic area of the County bears a disproportionate emissions burden. |
| E. Preserve, protect, and maintain soils; existing trees, tree stands, and other plant life; natural drainageways, creeks, and springs; and environmentally sensitive areas, such as sinkholes and steep slopes, from severe intrusion, alteration, or destruction during urban development. | |

Goal #4: DEVELOP AND IMPLEMENT A GREENSPACE SYSTEM THAT PRESERVES THE URBAN AND RURAL IDENTITY OF THE BLUEGRASS AND PROVIDES A FRAMEWORK FOR REGIONAL AND LOCAL PLANNING

Objectives:

- A. Use the *Greenspace Plan* as a basic framework for balancing development and the protection and enhancement of the County's natural resources, biodiversity, environmentally sensitive areas, wildlife corridors, historic and cultural areas, and preserving our urban and rural landscapes.
- B. Protect and enhance natural areas and improve biodiversity of native flora and fauna throughout the County.
- C. Preserve, protect and enhance the Greenspace elements that give the Bluegrass Region its unique identity, including biologically diverse natural areas, scenic vistas and corridors, place of historic and cultural significance, environmentally sensitive areas, geologic hazard areas, and riparian areas.
- D. Develop a *Greenway Master Plan* to create a county-wide greenway system of trails, bikeways, and on-road facilities with more and better connections.
- E. Preserve, protect and enhance the character of significant transportation corridors throughout the County, providing for appropriate open space, setbacks and landscaping, as well as multi-purpose transportation needs.
- F. Increase, preserve and enhance open space for passive and active recreational opportunities and educational and economic opportunities.
- G. Encourage cooperation and communication throughout the Bluegrass region in order to promote greenspace, environmental protection and land conservation.
- H. Promote sensitivity to wildlife.
- I. Continue to implement the "Reforest the Bluegrass" program by annually identifying an appropriate stream corridor, open space, neighborhood area, or significant street; and planting a significant number of trees.

Goal #5: PROTECT AND PRESERVE FAYETTE COUNTY’S SIGNIFICANT HISTORIC AND CULTURAL HERITAGE

Objectives:

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| <p>A. Use the <i>Long Range Preservation Plan</i> as a resource to assist in balancing development and the protection and enhancement of the County’s historic and cultural resources.</p> | <p>E. Encourage the retention, protection and compatible adaptive re-use of historic resources, sites and structures.</p> |
| <p>B. Preserve, protect and enhance the natural landscape that gives the Bluegrass Region its unique identity and image.</p> | <p>F. Encourage the development of incentives for the retention, restoration, preservation or continuation of historic uses of historic sites, historic structures, rural settlements, and urban and rural neighborhoods.</p> |
| <p>C. Encourage protection of significant historic resources and archeological sites through the documentation and/or designation of historic districts and historic landmarks.</p> | <p>G. Encourage citizen education about the importance of the County’s historic resources.</p> |
| <p>D. Encourage renovation, restoration development and maintenance of historic residential and commercial structures.</p> | <p>H. Encourage inter-governmental cooperation among the various units of the Urban County Government in dealing with the protection and maintenance of both private and public sites and structures.</p> |

Goal #6: MAINTAIN AND ENHANCE THE AGRICULTURAL ECONOMY, HORSE FARMS, GENERAL AGRICULTURAL FARMS, AND RURAL CHARACTER IN THE RURAL SERVICE AREA

Objectives:

- A. Use the *Rural Service Area Land Management Plan* as a basic framework for balancing development and the protection and enhancement of the County's rural resources and preserving our rural landscape.
- B. Protect, preserve and enhance the rural characteristics and agricultural productivity of agricultural land.
- C. Encourage public and private investment in rural economic development through support of value-added agriculture production.
- D. Build upon the land capability analysis inventory portion of the *Rural Service Area Land Management Plan*, by monitoring changes in use of prime farmland and farmland of statewide importance; and develop appropriate enhancement and protection mechanisms.
- E. Preserve an adequate land basis for the equine industry and promote future equine industry growth in the region.
- F. Support and encourage existing horse breeding and racing operations and encourage expanded capital investment and new farm development.
- G. Buffer rural land and activities from the impact of new urban development by requiring the provision of a landscape and security buffer along and inside the Urban Service Area and Rural Activity Center boundaries to minimize the adverse short and long-term effects of development on existing or potential farms and other greenspace.
- H. Discourage non-agricultural residential development in the Rural Service Area.
- I. Maintain rural roads with minimal improvements in rural areas as noted in the *Rural Service Area Land Management Plan*; and manage rural growth opportunities so as to minimize negative impacts on rural roads.
- J. Develop a strategy and land use and design policies, which recognize the historic significance of the rural settlements identified in the *Rural Service Area Land Management Plan*; and ensure the protection and preservation of these areas from incompatible infill and redevelopment.

GROWTH MANAGEMENT STRATEGIES

Goal #7: SUPPORT AND UPHOLD THE URBAN SERVICE AREA CONCEPT AND RELATED GROWTH MANAGEMENT STRATEGIES

Objectives:

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| <p>A. Support development of the Urban Service Area as planned, reserving the Rural Service Area (RSA) for the uses and activities outlined in the <i>Rural Service Area Land Management Plan</i>.</p> | <p>F. Evaluate the costs and impacts of future urban development alternatives, and propose preferred means for guiding the future development of the entire County.</p> |
| <p>B. Develop and utilize land use planning principles which promote and reinforce human interaction and the formation of communities.</p> | <p>G. Evaluate the latest population, housing and employment trends and projections and establish long-term desired land use relationships to guide physical planning decisions.</p> |
| <p>C. Support appropriate maintenance, development, redevelopment, and rehabilitation of housing and public facilities in accordance with the Comprehensive Plan.</p> | <p>H. Promote established employment areas at locations where public facilities are adequate for the anticipated uses, which are accessible to arterials and employees, which are appropriate for the uses, and which create balanced opportunities at various locations in Lexington-Fayette County.</p> |
| <p>D. Maintain an adequate supply of developable land to accommodate anticipated long-term growth needs, while preserving and protecting existing neighborhoods, the built environment and the Rural Service Area; use the recommendations of the <i>Rural Service Area Land Management Plan</i> and the Urban Service Area Boundary criteria whenever considering boundary modification.</p> | <p>I. Create balanced employment opportunities and higher intensity non-residential uses that are compatible with existing developed areas.</p> |
| <p>E. Encourage new development to be compact and contiguous.</p> | <p>J. Assure that development maximizes efficient use of existing adequate essential facilities or occurs only where essential facilities are planned and programmed to reasonably coincide with the occurrence of development.</p> |

Goal #8: MANAGE SOUNDLY LAND USE AND MAINTAIN THE BOUNDARIES IN ESTABLISHED RURAL ACTIVITY CENTERS

Objectives:

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| A. | Recognize the unique characteristics and history of the four established Rural Activity Center developments in the rural area. | E. | Limit land use in Rural Activity Centers to the recommendations of the Comprehensive Plan. |
| B. | Create no new Rural Activity Centers (RAC). | F. | Assure that the Blue Grass Airport continues to meet the aviation needs of Central Kentucky and to continue, as well, to serve the needs of all of its service area as determined by transportation patterns. |
| C. | Limit Rural Activity Centers to the existing boundaries, except for consideration as a part of the Comprehensive Plan or a Small Area Plan process, and upon consideration of issues outlined in the Rural Land Management Plan, including land needs; traffic; adequacy of sewers and other pertinent factors. | G. | Foster compatibility between the airport and adjacent agricultural land uses, especially the maintenance of open space around the airport. |
| D. | Protect the agricultural and scenic characteristics of the surrounding land. | H. | Plan for future land uses of Rural Activity Centers which are consistent and compatible with Rural Service Area uses. |

EMPLOYMENT**Goal #9: PRESERVE, PROMOTE AND ENHANCE THOSE ASPECTS OF OUR NATURAL, BUILT, AND CULTURAL ENVIRONMENT WHICH ENCOURAGE TOURISM****Objectives:**

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| A. Recognize various types of tourism as significant and desirable components of the local economy and encourage the preservation of the cultural, historic, ecological, and agricultural resources upon which they are based. | F. Promote and enhance existing tourist attractions, including interpretive and public information facilities, historic markers, and similar systems. |
| B. Encourage and promote the vital role of the horse industry and its related industries in tourism and tourism development. | G. Identify and provide for the future location of anticipated or desired potential major cultural and tourism related uses. |
| C. Identify, protect, and encourage the development of appropriate attractions and supporting uses that promote and enhance tourism and tourism development. | H. Develop an overall graphic design and signage system for Lexington-Fayette County that complements and reinforces the unique identity and image of the region. |
| D. Identify, protect and enhance Fayette County's role in regional tourism. | I. Protect and enhance rural scenic corridors from visual evidence of suburban development, providing for appropriate open space, setbacks and landscaping, both in rural areas and affected urban locations. |
| E. Promote and enhance facilities and activities in and around the Downtown area necessary to support and attract tourism. | J. Protect and enhance urban scenic corridors. |

Goal #10: PROVIDE DIVERSE BUSINESS AND EMPLOYMENT OPPORTUNITIES FOR LEXINGTON-FAYETTE COUNTY

Objectives:

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| A. Encourage existing local industries and businesses to expand employment. | I. Encourage revitalization and/or reuse of under-utilized employment centers. |
| B. Attract new job-creating capital investment to Lexington and the region. | J. Identify long range strategies for economic development that reflect the comparative advantage of Lexington and the region. |
| C. Devote economic development resources, equitably assisting existing firms as well as attracting new ones. | K. Allow greater flexibility within commercial, office, warehouse and industrial areas within the Urban Service Area where they will not conflict with residential and agricultural uses. |
| D. Provide for increased training and employment opportunities for those segments of the County with chronic unemployment. | L. Provide residents with economic opportunities which sustain adequate income and which generate sufficient public revenue for equitable and adequate services and facilities. |
| E. Encourage employment opportunities that lead to full and equal employment for all citizens. | M. Study providing for additional limited home-based businesses in a manner compatible with the character and quality of the surrounding neighborhood. |
| F. Utilize effectively partnerships among the Urban County Government, the institutions of higher education, and the business community to encourage business development which includes technology and knowledge-based economic development opportunities. | N. Analyze light industrial acres for availability and appropriateness and address future land use needs for high quality, light industrial jobs in accessible locations. |
| G. Permit only economic development activities which are consistent with and complementary to the protection of the built and the natural environment and human resources. | O. Encourage diverse modes of transportation opportunities between employment sites and residential concentrations. |
| H. Provide essential service, commercial and convenient employment areas which are compatible with residential neighborhoods and Lexington-Fayette County as a whole. | |

Goal #11: ENSURE THE DESIRABILITY, DIVERSITY AND VITALITY OF DOWNTOWN

Objectives:

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| <p>A. Create an up-to-date plan for downtown, providing a framework for balanced approaches to development and preservation.</p> | <p>H. Formulate a realistic plan for the future of the downtown, and foster public/private efforts to maintain, rehabilitate and redevelop downtown.</p> |
| <p>B. Build upon the strengths of existing businesses and solicit new uses and activities, including residential development that will improve the vitality of downtown for commerce, culture, entertainment and neighborhoods.</p> | <p>I. Recognize and preserve significant architectural features and encourage new construction to be compatible with these significant features.</p> |
| <p>C. Strengthen and enhance the relationships among downtown, Lexington Community College, Transylvania University and the University of Kentucky, particularly as it supports cultural, entertainment, commercial and residential activities in and around downtown.</p> | <p>J. Implement creative efforts to enable more housing in the downtown area; encourage increased downtown residential uses through new construction, restoration, adaptive reuse and redevelopment that is compatible with surrounding land uses and design.</p> |
| <p>D. Encourage the creative adaptive reuse of downtown buildings to accommodate the needs of businesses and entrepreneurial enterprises.</p> | <p>K. Encourage maximum utilization of the Downtown Transit Center.</p> |
| <p>E. Promote sufficient hotel, retail, and office space within the downtown area to meet a significant percentage of the overall County needs.</p> | <p>L. Develop more efficient and safer pedestrian and vehicular access to and within the downtown area from all directions to more effectively promote its use as a regional attraction.</p> |
| <p>F. Promote and enhance downtown as a desirable housing center through the reuse of existing structures, mixed-use development, and/or higher density development.</p> | <p>M. Enhance existing downtown open spaces and improve pedestrian connections.</p> |
| <p>G. Preserve and protect the historic and cultural resources of the downtown area.</p> | <p>N. Review and consider amending the current regulations to accommodate additional Bed and Breakfast establishments in existing structures in the downtown area, in a manner which continues to protect existing neighborhoods and promotes preservation of historic structures.</p> |

COMMUNITIES AND NEIGHBORHOODS

Goal #12: PROVIDE HOUSING OPPORTUNITIES TO MEET THE NEEDS OF ALL CITIZENS

Objectives:

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| A. | Offer sufficient choice of decent and safe housing for citizens of all income levels in all areas of Lexington. | H. | Encourage a variety of residential densities that respect the character of existing neighborhoods and developments and are consistent with adopted plans. |
| B. | Support Fair Housing principles and practices. | I. | Encourage infill housing opportunities where compatible with existing residential areas and where services and infrastructure problems will not be exacerbated. |
| C. | Provide for a wide range of life-styles and economic opportunities for all residents, including the elderly, and do so in a manner which is affordable and cost effective. | J. | Update and improve building and development codes and regulations to allow the most efficient and innovative use of land, construction methods, materials and technology, and to meet changing Americans with Disabilities Act (ADA) requirements. |
| D. | Promote a variety of housing types throughout the Urban Service Area to encourage student enrollment diversity in all schools. | K. | Review the utilization of public lands; and, in parts of the Urban Service Area with little affordable housing, consider making land which is neither needed nor planned for other uses available for affordable housing. |
| E. | Provide increased opportunities for and reduce impediments to home ownership. | L. | Consider incorporating principles from the Expansion Area Master Plan throughout the urban area, including expanding incentives to promote the creative development of affordable housing to additional zones in a manner consistent with the character of the existing neighborhoods. |
| F. | Provide land for residential uses of all types in sufficient amounts and locations to adequately meet the projected population growth of Lexington-Fayette County within the Urban Service Area. | | |
| G. | Encourage the rehabilitation, reuse and adaptive reuse of structures for residential uses in existing neighborhoods, including underutilized public and commercial buildings. | | |

Goal #13: ESTABLISH AND PROMOTE WELL DESIGNED COMMUNITIES PROVIDING APPROPRIATE SERVICES TO MULTI-NEIGHBORHOOD AREAS AND ENCOURAGING COMMUNITY INTERACTION

Objectives:

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| A. Identify, plan, and locate community mixed-use centers as concentrations of mixed land uses that are compatible with surrounding areas at key locations with access to a diverse range of transportation facilities. | D. Evaluate public and community facilities in each community area and prioritize capital improvements to enhance each community. |
| B. Establish design and locational criteria to promote the compatibility of existing and proposed community mixed-use centers with their surroundings. | E. Encourage new development to exceed minimum threshold densities on lands planned for high and very high density residential land use categories. |
| C. Improve the quality and level of essential public and community facilities and services, especially public transportation to serve multi-neighborhood communities. | F. Promote utility efficient facility, structure and site design in public and private developments. |
| | G. Re-evaluate definitions of, and criteria for, various scales of retail areas and shopping centers, with particular emphasis on developing standards at an appropriate neighborhood scale. |

Goal #14: PRESERVE, PROTECT AND ENHANCE THE CHARACTER AND QUALITY OF EXISTING NEIGHBORHOODS

Objectives:

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| A. | Retain the character, identity and appearance of vital, successful residential and nonresidential areas. | I. | Study the creation of neighborhood protection overlay zoning provisions as a tool for establishing stability and protection in existing and, especially, older neighborhoods. |
| B. | Develop strategies to maintain, preserve and revitalize existing neighborhoods. | J. | Continue to work with universities and neighborhoods to address common concerns. |
| C. | Develop, adopt, and periodically review Small Area Plans (SAPs) as tools to address neighborhood and community enhancement issues; develop SAPs in a systematic manner, ensuring that they are thoughtful and inclusive, with broad neighborhood participation. | K. | Promote human-scale, bicycle and pedestrian-friendly neighborhoods. |
| D. | Develop design standards and/or guidelines for compatible infill and redevelopment for older, established areas that reflect the best characteristics of these areas. | L. | Enhance the visual quality of arterial and collector streets by planting street trees and with landscape buffers along neighborhood streets and backyards that border major arterials where feasible. |
| E. | Plan for and promote infill and redevelopment that is appropriate in character, density, and design and serves to reinforce the fabric of the neighborhood. | M. | Promote, maintain, and expand the urban forest in existing neighborhoods. |
| F. | Plan for the establishment of retail with a neighborhood focus and character, providing opportunities for employment and essential services closer to residents; including, but not limited to, corner groceries, dry cleaners, delicatessens, and barbershops. | N. | Consider developing higher density single family zones which reflect the existing character of many older neighborhoods. |
| G. | Plan for the revitalization of existing neighborhood business areas (B-1 zones). | O. | Review existing land use and zoning and amend the zoning map as necessary to protect neighborhoods, to encourage appropriate density and character development, and to implement the recommendations of the Comprehensive Plan. |
| H. | Encourage innovative design, planning, and development solutions that are consistent with neighborhood needs and character. | P. | Review regularly existing conditional uses to see that they are complying with conditions. |

Goal #15: PROMOTE WELL-DESIGNED NEW DEVELOPMENT, CREATING AND ENHANCING NEIGHBORHOODS AND COMMUNITIES**Objectives:**

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| A. Develop residential blocks or patterns that provide a well organized and complete system of vehicular, pedestrian and bicycle friendly facilities, and have human scale architectural or urban design features and community focus or common areas. | E. Encourage the creation of Community Centers in newly developing areas as outlined in the Expansion Area Master Plan (EAMP) and related documents. |
| B. Encourage creative neighborhood design with an interconnecting street system and a sense of community. | F. Ensure the development and improvement of essential public and community facilities and services in residential and non-residential areas. |
| C. Encourage medium and high-density residential and higher intensity non-residential uses that respect the character of existing neighborhoods and developments and are compatible with proposed development areas. | G. Encourage provision of adequate sites for public or semi-public community amenities that contribute to community character, such as schools; places of worship; parks or common open space within a reasonable distance of every residence in the Urban Service Area. |
| D. Plan locations of residential and commercial land uses carefully to provide appropriately sized and designed facilities to best serve their surrounding neighborhoods. | |

FACILITIES AND SERVICES

Gaol #16: CONSERVE, PROTECT, AND DEVELOP GROUND AND SURFACE WATER RESOURCES TO MEET THE LONG- AND SHORT-TERM WATER SUPPLY NEEDS

Objectives:

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| A. Coordinate Comprehensive Plan analyses and recommendations with water supply and infrastructure needs and issues addressed in the <i>Fayette County 20-Year Comprehensive Water Supply Plan</i> . | E. Work closely with the Kentucky River Authority and surrounding communities to ensure responsible regional solutions to the future water supply. |
| B. Protect and enhance the overall quality of the stream and river corridors and aquifer recharge areas in both urban and rural areas, meeting or exceeding applicable standards. | F. Provide a continual source of potable groundwater from the Royal Spring water system for Scott and Fayette County residents. |
| C. Provide for county-wide water supply dependability, ensuring adequacy at all times. | G. Reduce per capita water usage through the implementation of long-term conservation measures. |
| D. Preserve natural water storage and retention systems. | H. Improve coordination and planning between the private and public sectors to provide an adequate and effective water supply. |

Goal #17: PROVIDE AND MAINTAIN ESSENTIAL PUBLIC FACILITIES

Objectives:

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| <p>A. Ensure equitably distributed and adequate services and facilities.</p> | <p>F. Maintain a supportive relationship, open communication, and close coordination between Fayette County Public Schools and the extensions of the Urban County Government involved in planning.</p> |
| <p>B. Plan and program land acquisition and the installation of all essential public facilities to reasonably coincide with the occurrence of development.</p> | <p>G. Develop mechanisms that facilitate site acquisition and school construction that best meet the needs of Lexington-Fayette County and the requirements of the Kentucky statutes and regulations.</p> |
| <p>C. Maintain existing infrastructure and levels of service and establish standards for timely maintenance, repair, replacement and, as needed, for expansion.</p> | <p>H. Provide sanitary sewer service to the entire Urban Service Area through public and private cooperative efforts in financing, easement acquisition, and construction, as detailed in the <i>LFUCG 201 Facilities Plan Update</i>.</p> |
| <p>D. Balance capital improvement expenditures between existing and new developments.</p> | <p>I. Upgrade existing sanitary and storm sewer systems and facilities and eliminate existing problems related to these facilities.</p> |
| <p>E. Make adequate the essential public facilities serving existing neighborhoods, underutilized employment centers, and economic development sites to more fully realize their potential.</p> | |

Goal #18: PROVIDE AND MAINTAIN A COMPREHENSIVE TRANSPORTATION SYSTEM

Objectives:

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| A. | Utilize the transportation and land use planning and development process to continuously monitor, update, and implement the <i>Transportation Plan</i> and to coordinate all aspects with other Comprehensive Plan elements. | E. | Promote integrated land use and transportation planning. |
| B. | Encourage a more efficient and interconnected system of streets and highways by ensuring that proposed collector road systems are constructed as planned, and by ensuring the interconnectivity of local street networks. | F. | Encourage and enhance mass transit development and use. |
| C. | Provide the Metropolitan Planning Organization (MPO) area with clean air, as defined by the Clean Air Act of 1990. | G. | Encourage and enhance alternatives to motorized modes of transportation. |
| D. | Provide a balanced and coordinated multi-modal transportation system, encouraging the use of all viable modes of transportation. | H. | Ensure equitable distribution of transportation facilities and resources for low income and minority populations, and minimize the inequitable impacts. |
| | | I. | Minimize disruption of neighborhoods and farming operations by new transportation improvements. |
| | | J. | Reduce the demand for single occupancy vehicles on the highways by the use of Transportation Demand Measures, such as Flex Time; Telecommuting; Land Use Management and Parking Controls. |
| | | K. | Enhance the visual character of all major transportation routes. |

Goal #19: PROVIDE AND MAINTAIN A RANGE OF COMMUNITY FACILITIES AND SERVICES

Objectives:

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| <p>A. Provide each neighborhood with adequate public safety and government service facilities in an aesthetically pleasing manner.</p> | <p>Recreation, including the use and location of park land; greenspace; greenways; playgrounds and outdoor classrooms.</p> |
| <p>B. Promote local and regional cultural facilities, such as the Opera House; Lexington Children's Theater; Arts Place; Living Arts and Science Center; Lexington Children's Museum; Kentucky Horse Park; and other existing and future assets.</p> | <p>J. Assess the impact that new development/redevelopment may have on community facilities.</p> |
| <p>C. Promote, support, and encourage public art.</p> | <p>K. Use the <i>Comprehensive Parks and Recreation Master Plan</i> and the Comprehensive Plan elements during the land development process to secure adequate passive and active recreation land and facilities to meet the changing needs of the overall County and those of the local neighborhoods.</p> |
| <p>D. Encourage an adequate and equitable distribution of safe and appropriately located day care facilities and group residential care facilities and services throughout the Urban Service Area.</p> | <p>L. Develop and implement plans for permanent preservation of floodplains and other environmentally sensitive sites for a system of passive recreation areas.</p> |
| <p>E. Plan for increased public safety service, including police and fire security and emergency medical services, throughout Lexington-Fayette County, as needed to meet the growing population's needs.</p> | <p>M. Develop stronger incentives for private dedication and public acquisition of park land.</p> |
| <p>F. Increase the level of human and social services provided to those citizens who are in need.</p> | <p>N. Encourage park funding mechanisms to benefit neighborhoods, developers and Lexington-Fayette County.</p> |
| <p>G. Plan for educational facilities to meet the changing needs and capabilities of Lexington-Fayette County through quality academic and vocational programs that will increase the professional or job skill abilities of all citizens.</p> | <p>O. Provide a full range of recreational programs, including the development of interpretive facilities.</p> |
| <p>H. Coordinate public facility development with other public and private agencies.</p> | <p>P. Provide adequate opportunities for private non-residential facilities to satisfy citizen needs, including schools; parks and recreational facilities; hospitals, nursing homes; social service facilities and churches, which serve the public but are privately owned, developed and maintained.</p> |
| <p>I. Encourage stronger cooperation between the Fayette County Public Schools and the Division of Parks and</p> | <p>Q. Provide street lights in the Urban Service Area to improve safety.</p> |

IMPLEMENTATION

Goal #20: DEVELOP STRATEGIES TO EFFECTIVELY IMPLEMENT THE RECOMMENDATIONS OF THE COMPREHENSIVE PLAN AND OTHER ADOPTED COMMUNITY PLANS

Objectives:

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| <p>A. Ensure a fair and balanced set of regulatory procedures.</p> | <p>H. Plan for adequate revenue sources to fund facilities and services that are desired by citizens and articulated in plans.</p> |
| <p>B. Encourage implementation of <i>Comprehensive Plan</i> and other adopted plan recommendations by the Urban County Government through plan administration, capital improvement budgeting and programming, and other strategies.</p> | <p>I. Explore improving and utilizing ideas from the <i>Expansion Area Master Plan</i> and related regulations throughout the Urban Service Area, particularly timing of and methods of paying for stormwater management and infrastructure, including public schools.</p> |
| <p>C. Provide growth opportunities consistent with a sound and balanced governmental fiscal budget.</p> | <p>J. Implement the <i>Rural Service Area Land Management Plan</i> through the development of a Purchase of Development Rights program and appropriate regulatory mechanisms.</p> |
| <p>D. Develop an ongoing monitoring and review process for the adopted <i>Comprehensive Plan</i> and adopted Small Area Plans, including the <i>Expansion Area Master Plan</i>, and/or Plan Amendments to ensure implementation.</p> | <p>K. Develop a proactive approach that promotes the stringent and systematic enforcement of all locally adopted codes, including but not limited to, zoning, building and other codes.</p> |
| <p>E. Update land utilization information and monitor the adequacy of Urban Service Area land suitable for supplying the needs for long-term community development.</p> | <p>L. Implement strategies, such as improved stormwater management outlined in the new engineering manuals.</p> |
| <p>F. Study alternative infrastructure requirements, including a 201-type sewer analysis, for potential future growth areas in the Rural Service Area before there is an urgent need for additional urban land.</p> | <p>M. Identify and map Fayette County's historic, cultural, and greenspace system resources for inclusion on the Geographic Information System.</p> |
| <p>G. Develop mechanisms to ensure implementation of the proposed road network indicated on the future land use maps and local through-street recommendations.</p> | |